

FOR SALE

BY PRIVATE TREATY

**Weston House
Baldonnel
Dublin 22**



**Detached House
c.209sq.m. /2250sq.ft**

BER TBC

Price: €850,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present "Weston House" to the market ideally located in Baldonnell, Dublin 22. Boasting a substantial property of c. 2,250 sq ft on an imposing site of c. 1.75 acres, this is truly an opportunity not to be missed. Baldonnell is a townland within easy reach of Naas, Rathcoole, Saggart, Lucan, Clondalkin and Tallaght and is very easily accessible via the N7 Naas Road and also the no. 68 bus. It is home of the Irish Air Corps at Casement Aerodrome and a wide array of amenities can be found within minutes by car.

Interior living accommodation comprises of entrance hallway, lounge, separate living room, kitchen/diner with utility room and extended office with guest wc. Upstairs you will find three double bedrooms and the main family bathroom. "Weston House" boasts magnificent potential for both residential and commercial purposes and will appeal to a range of potential purchasers. The adjacent yard is currently let separately providing an additional rental income. Viewing is highly advised!

FEATURES

- House c. 2,250 sq ft
- Site c. 1.75 acres
- Double glazed windows
- Oil fired central heating
- Gated front entrance
- Long tarmac driveway
- Large side yard is let separately with additional rental income
- Within minutes by car to a host of amenities
- Serviced by no. 68 bus
- N7 Naas Road easily accessible
- Magnificent potential for residential and commercial purposes
- Viewing highly advised!



ACCOMMODATION

HALLWAY

13'8" x 6'6" (4.2m x 2m)

Hardwood flooring. Entered through porch. Storage press. Access to lounge, living room and kitchen/dining room.

LOUNGE

13'4" x 18'4" (4.1m x 5.6m)

Hardwood flooring. Feature open fireplace. Dual aspect with two bright windows.

KITCHEN/DINING

14'8" x 13'1" (4.5m x 4m) and 11'8" x 10'2" (3.6m x 3.1m)

Fully tiled throughout. Fitted hardwood kitchen with centre island.

LIVING ROOM

15'1" x 12'5" (4.6m x 3.8m)

Hardwood flooring. Feature open fireplace. Dual aspect with two bright windows.

OFFICE

32'5" x 11'2" (9.9m x 3.4m)

Large dual aspect room with wc facility.office

BEDROOM 1

13'8" x 9'2" (4.2m x 2.8m)

Double bedroom to the front of the property. Carpet to floor, wall of sliderobes with walk in wardrobe space.

BEDROOM 2

13'2" x 9'8" (4m x 3m)

Double bedroom to the rear of the property. Carpet to floor.

BEDROOM 3

18'4" x 13'5" (5.6m x 4.1m)

Extra large master bedroom. Carpet to floor. Dual Aspect.

BATHROOM

9'8" x 7'9" (3m x 2.4m)

Fully tiled Bathroom Suite with wc, whb, bath and seperate shower cubicle with triton shower.

OUTSIDE REAR

Well planted rear with abundance of mature trees. Large lawn area with raised decking.

OUTSIDE FRONT

Long tarmac driveway banded by mature trees and fencing. Ample parking space. Access to side yard and right of way to adjacent land.



FLOOR PLANS

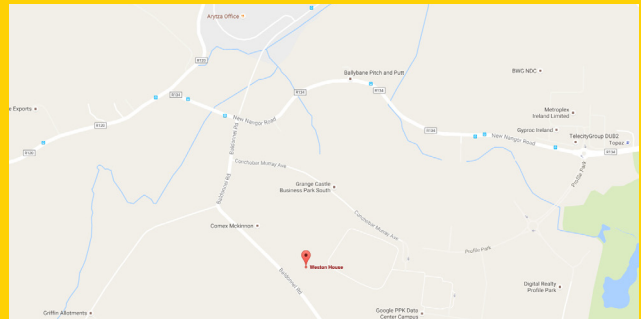


OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

If travelling on New Nangor Road from Clondalkin towards Newcastle, proceed through the major traffic light junction passing Grange Castle Golf Club and the Topaz filling station. Turn left onto Baldonnell Road and follow the road to the left. The property can be found on the left hand side clearly marked with our "For Sale" boards.

LOCATION



VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

Alternatively you can send an email to ross@raycooke.ie and we will contact you.

MORTGAGES

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